

Senate Resolution 294

By: Senators Grant of the 25th, Jackson of the 24th, Cowser of the 46th, Tolleson of the 0th, Murphy of the 27th and others

ADOPTED

A RESOLUTION

Authorizing the conveyance of certain state owned real property located in Baldwin and Wilkinson Counties, Georgia; authorizing the conveyance of any state interest in certain real property in Baldwin County, Georgia; authorizing the conveyance of certain state owned real property in Bibb County, Georgia; authorizing the conveyance of certain state owned real property located in Camden County, Georgia; authorizing the conveyance of an easement of certain state owned real property located in Cherokee County, Georgia; authorizing the conveyance of certain state owned real property located in Clarke County, Georgia; authorizing the conveyance of an easement in certain state owned real property located in Clarke County, Georgia; authorizing the conveyance of certain state owned real property located in Emanuel County, Georgia; authorizing the conveyance of certain state owned real property located in Gordon County, Georgia; authorizing the conveyance of an easement in certain state owned real property located in Gordon County, Georgia; authorizing the conveyance of certain state owned real property located in Gwinnett County, Georgia; authorizing the conveyance of certain state owned real property located in Hancock County, Georgia; authorizing the conveyance of certain state owned property located in McDuffie County, Georgia; authorizing the conveyance of certain state owned real property located in Telfair County, Georgia; authorizing the conveyance of certain state owned real property in Early County, Georgia; authorizing the leasing of two parcels of certain state owned real property located in Rabun County, Georgia; authorizing the conveyance by conservation easement of certain state owned real property located in Ware County, Georgia; authorizing the leasing of certain state owned real property in Baldwin County, Georgia; to provide an effective date; to repeal conflicting laws; and for other purposes.

WHEREAS:

- (1) The State of Georgia is the owner of certain parcels of real property located in Baldwin and Wilkinson Counties, Georgia;
- (2) Said real property is all those tracts or parcels of land lying and being in GMD 328, 1714 and 115 of Baldwin and Wilkinson Counties, Georgia, containing approximately

477 acres, as shown on two plats of survey entitled Survey Property for the Fall Line Regional Development Authority dated October 31, 2006, and October 18, 2006, and being tracts A, C, E, and F prepared by Byron L. Farmer, Georgia Registered Land Surveyor #1679, and on file in the offices of the State Properties Commission, and may be more particularly described on a plat of survey prepared by a Georgia Registered Land Surveyor and presented to the State Properties Commission for approval;

(3) Said tracts or parcels are a portion of Bartram Forest now under the custody of the Georgia Forestry Commission;

(4) The Georgia Department of Transportation intends to construct the "Fall Line Freeway" which will bisect Bartram Forest and the Fall Line Regional Development Authority is desirous of constructing an industrial park at the intersection of US Highway 441 and said Fall Line Freeway;

(5) It has been determined that the development of said industrial park on the above-described property would be of great economic benefit to the citizens of Baldwin and Wilkinson Counties as well as the state;

(6) The Georgia Forestry Commission, by letter from the director dated September 21, 2005, agrees to the conveyance to the Fall Line Regional Development Authority with the provision that Georgia Forestry Commission retains timber rights on the 477 +/- acre tracts or parcels for management and harvesting until such time as the actual conversion of the land use;

(7) No conveyance shall be made until the Georgia Forestry Commission formally agrees on the exact acreage to be conveyed to the Fall Line Regional Development Authority;

(8) It would be in the best interest of the State of Georgia to convey the above-described property to the Fall Line Regional Development Authority for the fair market value; and

WHEREAS:

(1) The State of Georgia is the owner of a certain reversionary interest in a tract of real property located in Baldwin County, Georgia, owned by Baldwin County Hospital Authority as authorized in Resolution Act number 94 (H.R. No. 233-640) of the 1965 General Assembly and recorded at the State Properties Commission as Real Property Record number 3090;

(2) Said real property interest is in a parcel of land lying and being in Land Lots 282 and 295, 318th Georgia Militia District in Baldwin County and containing approximately 32 acres as described in a deed dated July 30th, 1965, between the State of Georgia and the

Baldwin County Hospital Authority and being on file in the offices of the State Properties Commission;

(3) The Baldwin County Hospital Authority d/b/a Oconee Regional Medical Center has requested that the state relinquish any current or reversionary interest to the Baldwin County Hospital Authority d/b/a Oconee Regional Medical Center;

(4) The above-described conveyance of a property interest is approved by the Department of Human Resources;

(5) The State Properties Commission has determined this conveyance to be in the best interest of the State of Georgia; and

WHEREAS:

(1) The State of Georgia is the owner of a certain parcel of real property located in Bibb County, Georgia;

(2) Said real property is all those tracts or parcels of land lying and being in land lot 3 block 11 of Bibb County, and containing a total of approximately 0.617 acres as shown on a plat of survey prepared by Thomas W. Hurley dated December 4, 1997, and recorded in plat book 89 page 141, of Bibb County and as shown on a plat of survey prepared by Robert W. Hurley dated October 5, 1981, and recorded in plat book 63 page 99 of Bibb County and being on file in the offices of the State Properties Commission, and may be more particularly described on a plat of survey prepared by a Georgia Registered Land Surveyor and presented to the State Properties Commission for approval;

(3) Said property is under the custody of the Georgia Bureau of Investigation located at Oglethorpe and Second Streets and housing the Macon Regional Drug Enforcement Office;

(4) By resolution dated December 11, 2008, the Board of Public Safety declared the property surplus;

(5) Bibb County has conveyed a new location for the Georgia Bureau of Investigation;

(6) Bibb County is desirous of acquiring the above-described property for public a purpose; and

WHEREAS:

(1) The State of Georgia is the owner of a certain parcel of real property located in Bibb County, Georgia;

- (2) Said real property is estimated as an approximately 1.8 acre tract of land lying and being in Land Lot 73 of the Hazzard District of Bibb County, Georgia, and as shown on a plat of survey for the conveyance from Bibb County of April 1, 1954, and of the plat for the May, 1964, deed from Bibb County titled Plat Showing Parcel D located in Land Lot 73, Hazzard District, Deeded to Bibb County by Dell D. Gledhill dated August 20, 1963, and being on file in the offices of the State Properties Commission and may be more particularly described on a plat of survey prepared by a Georgia Registered Land Surveyor and presented to the State Properties Commission for approval;
- (3) Said property is under the custody of the Georgia Forestry Commission and known as the District Office on 5235 Columbus Road, Macon, Georgia, which was acquired from Bibb County, Georgia, by warranty deeds dated April 1, 1954, and May 1964, and recorded in the Clerk of Superior Court of Bibb County's records as Deed Books 677, Page 515 and Book 928, Page 289 respectively, and in the offices of the State Properties Commission as RPR #'s 00096 and 04710;
- (4) Said deeds recite that the property was conveyed for the sole purpose of use by the Grantee for forest fire protection activities and purposes, and upon abandonment of the Grantee to use the property for the purposes specified, the property, together with any improvements placed thereon by the Grantee and not removed by the Grantee shall revert to the Grantor, its successors or assigns;
- (5) Since October 17, 2005, the real property has not been used or occupied by the State of Georgia for any other purpose, as acknowledged in a Georgia Forestry Commission resolution dated January 3, 2007;
- (6) Bibb County Board of Commissioners has requested a conveyance deed from the state and seeks authorization from the General Assembly to convey any interest the state may have in the above-described property to Bibb County; and

WHEREAS:

- (1) The State of Georgia is the owner of a certain real property located in Camden County, Georgia;
- (2) Said real property is all that easement lying and being in a Portion of Marginal Lot No. 2 and a Portion of Seagrove Street in the City of St. Mary's, 29th GM district of Camden County, and containing a total of approximately 0.178 acres as more particularly described on that certain plat of Easement to the State of Georgia dated June 16, 2000, by Privett and Associates, Inc., Surveyors and Land Planners, being recorded by the clerk of Superior Court of Camden County in Plat Cabinet 2, File 196-G-H and as real property

record number 009779 and being on file in the offices of the State Properties Commission; and may be more particularly described on a plat of survey prepared by a Georgia registered land surveyor and presented to the State Properties Commission for approval;

(3) Said property is under the custody of the Department of Natural Resources and was used for construction, operation, and access to the St. Mary's Dock and Pier, which property was conveyed on January 21, 2001, for \$10.00 by the City of St. Mary's to the State;

(4) The January 21, 2001, easement from the City of St. Mary's stipulated that the city could remove and relocate the easement area if the city executed and delivered to the state a new easement and easement area equivalent to the 2001 easement, and the state as Grantee quitclaimed to the city all of its rights and interest in the 2001 easement and easement area;

(5) On September 1, 2005, the City of St. Mary's passed a resolution to remove and relocate the 2001 easement area with a larger easement area that the city would improve;

(6) The Department of Natural Resources has relocated the activities performed on the above-described 2001 easement and has requested that the state's rights and interest in that easement be quitclaimed to the City of St. Mary's in consideration of a new equivalent or greater easement area from the city;

(7) The City of St. Mary's is desirous of having the state convey its interest in the 2001 easement area back to the city and of granting the state a new easement and easement area equivalent or greater; and

WHEREAS:

(1) The State of Georgia is the owner of a certain real property located in Cherokee County, Georgia;

(2) Said real property is all that tract or parcel of land lying and being in land lot 159 of the 14th district, 2nd Section of Cherokee County, and containing a total of approximately 2.35 acres as more particularly described as outlined in orange on that certain engineer's drawing dated January 26, 2009, and prepared by Engineering Strategies, Inc., and being on file in the offices of the State Properties Commission and may be more particularly described on a plat of survey prepared by a Georgia registered surveyor and presented to the State Properties Commission for approval;

(3) Said property is under the custody of the Department of Defense and is adjacent to the State of Georgia National Guard Armory in the City of Canton;

- (4) The Department of Defense has declared the above-described 2.35 acre portion of the property surplus to the needs of the Georgia National Guard;
- (5) The above-described property was conveyed to the state in 1950 by Cherokee County for the consideration of \$1.00 for the sole purposes of the National Guard and Military;
- (6) The City of Canton is desirous of having the state convey its interest in the property to the city for the expansion of and access to the city's sewer treatment plant;
- (7) The City of Canton agrees to convey to the state any interest the city may have in an approximately 20 foot wide driveway totaling approximately 0.23 acres along the northern boundary of the retained property;
- (8) The City of Canton has agreed to repair and repave a portion of the retained armory property totaling approximately 1.73 acres to conform with the Georgia Department of Transportation specification H20 loading and typical repaving as required by the Department of Defense; and

WHEREAS:

- (1) The State of Georgia is the owner of a certain real property located in Clarke County, Georgia;
- (2) Said real property is all that tract located on West Broad Street in the 216th Georgia Militia District, Athens-Clarke County, Georgia, and is more particularly described as follows:

That survey titled Survey for Georgia State Properties Commission in Clarke County, City of Athens, GMD 216, dated February 6, 2009, prepared by Landmark Engineering Corporation by surveyor J. R. Holland and on file in the offices of the State Properties Commission showing the following parcels:

For conveyance at no less than fair market value by competitive bid of approximately 1.964 acres (Parcels 1, 2, 5A, and 5B) ("the sale property"); and

For conveyance for \$10.00 to the Unified Government of Athens-Clarke County (ACC) of 0.029 of an acre (Parcel 3); and

For an easement for \$10.00 to the Unified Government of Athens-Clarke County on approximately 0.149 of an acre (Parcel 2); and

For a 25 foot wide easement at fair market value of approximately 0.33 of an acre on the west side of Parcels 5A and 5B to Smith & Martin Investments, Inc., and guests.

and being on file in the offices of the State Properties Commission, and may be more particularly described on a plat of survey prepared by a Georgia Registered Land Surveyor and presented to the State Properties Commission for approval;

(3) For all parcels other than Parcel 5B, said property has been declared surplus by and is under the custody of the Department of Agriculture until a sale by competitive bid, as authorized, has been conducted by the State Properties Commission; a portion of which property was previously authorized for sale by competitive bid in 2005 Resolution Act 344, Article XIV (H. R. 166); and a portion of which property was authorized in 2006 Resolution Act 911, Article II (H. R. 1259) for the issuance of an easement for ingress and egress at 2188 East Broad Street to the Unified Government of Athens-Clarke County;

(4) Parcel 5B has been declared surplus by and is under the custody of the Department of Corrections until a sale by competitive bid is authorized and has been conducted by the State Properties Commission, in consideration of the state retaining for itself or its successors or assigns ingress-egress rights on Parcels 5B and 5A prior to conveying the sale property;

(5) It has been determined that it would be in the best interest of the State of Georgia to convey an ingress-egress easement to Athens-Clarke County over 0.149 of an acre (being Parcel 2) for a consideration of \$10.00, and to convey an ingress-egress easement of approximately 0.33 of an acre to Smith & Martin Investments, Inc., and guests for a consideration of fair market value as determined to be in the best interest of the State of Georgia and to sell the above-described sale property (being Parcels 1, 2, 5A, and 5B) of approximately 1.964 acres by competitive bid for no less than fair market value as determined by the State Properties Commission to be in the best interest of the State of Georgia and to convey to Athens-Clarke County approximately 0.029 of an acre (being Parcel 3) for a consideration of \$10.00; and

WHEREAS:

(1) The State of Georgia is the owner of certain parcels of real property totaling approximately 6.95 acres located in the Emanuel County, Georgia;

(2) Said real property is all that tract or parcel of land lying and being in the 53rd G.M. District of Emanuel County and in or near the City of Swainsboro as shown and depicted on a plat of survey of 5.07 acres prepared by Walter K. Maupin, dated October 9, 1964, and recorded in Plat Book 3, Page 78; and a plat of survey of 0.5 of an acre prepared by Aubrey E. Scott, Jr. dated June 23, 1978, and revised April 9, 1979, and recorded in Plat

Book 10, Page 119; and a plat of survey of 1.38 acres prepared by Walter K. Maupin dated September 10, 1982, recorded in Plat Book 11, Page 140, of the Records of the Clerk of the Superior Court of Emanuel County, Georgia, the first two deeds being recorded as real property record numbers 3065 and 6615 respectively and being on file in the offices of the State Properties Commission and may be more particularly described on a plat of survey prepared by a Georgia Registered Land Surveyor and presented to the State Properties Commission for approval;

(3) Said property is under the custody of the Department of Administrative Services and has been used as a surplus property warehouse;

(4) The Department of Administrative Services by letter from the commissioner dated October 16, 2008, has declared the property surplus;

(5) Each of the above-described real properties was conveyed to the state from the City of Swainsboro for the consideration of \$10.00;

(6) The City of Swainsboro, by resolution dated December 1, 2008, requests that the state convey to the city for a public purpose all interest in the above-described properties; and

WHEREAS:

(1) The State of Georgia is the owner of a certain parcel of real property located in Gordon County, Georgia, totaling approximately 20.1 acres;

(2) Said parcel of such real property is all that parcel described as lying and being in the 14th District, 3rd Section and being parts of Land Lots 124 and 125 of Gordon County and adjoining the property of the Calhoun Elks Home, Inc., golf course, initially containing a total of approximately 20.1 acres and ultimately containing a smaller approximately 14.6 acre portion within that area as drawn and overlaid on an aerial entitled Preliminary SR 225 Bridge Replacements Gordon County PI 631570, and being on file in the Offices of the State Properties Commission and may be more particularly described on a plat of survey prepared by a Georgia Registered Land Surveyor and presented to the State Properties Commission for approval;

(3) The Calhoun Elks Home, Inc., is desirous of leasing the above-described property in order to operate a golf course;

(4) The Calhoun Elks Home, Inc., previously leased the approximately 20.1 acre area beginning on May 6, 1969, for a 20 year period, and leased the same area for another 20 year period from May 6, 1989;

(5) State Route 225 on the southern boundary of the lease area is a dangerous road leading to an unsafe bridge that the Georgia Department of Transportation ranks as one of the 30 most dangerous in the state. To straighten Route 225 and improve the bridge, the state also seeks authorization from the General Assembly to grant to the Georgia Department of Transportation an easement of approximately 9 acres total (5.5 acres and an additional approximately 3.5 acres) as shown on the above-referenced drawing, to make the road safe. When the easement is granted, the ultimate area leased to the Elks will be approximately 14.6 acres. Until the state issues the approximately 5.5 acre easement to GDOT to improve the safety of the highway and bridge, the Elks may use the initial lease area of approximately 20.1 acres, at the fair market value of the ultimate lease area, which has been determined to be \$3,800.00 annually. After the easement has been granted to GDOT, the lease area will be approximately 14.6 acres, and the consideration will be \$3,800.00 annually; and

WHEREAS:

- (1) The State of Georgia is the owner of a certain parcel of real property located in Gwinnett County, Georgia;
- (2) Said real property is all that tract or parcel of land lying and being in land lot 12, Land District 7 of Gwinnett County totaling approximately 6.42 acres known as tax parcel 7-012-030A which was formerly used as a Georgia State Patrol Headquarters Post 54 and is recorded in the office of the Clerk of the Superior Court of Gwinnett County in Deed Book 225, Page 1, and on file in the offices of the State Properties Commission as real property record number 4625;
- (3) The above-described property was conveyed to the State on December 29, 1964, by Gwinnett County for the consideration of \$1.00;
- (4) The Department of Public Safety discontinued its use of the property on October 1, 1998, and the Department of Driver Services discontinued its use of the property on February 28, 2003;
- (5) The deed of conveyance states that should the property cease to be used as a Georgia State Patrol Headquarters for a period of two years, property is to revert to Gwinnett County;
- (6) Gwinnett County, by letter dated October 20, 2008, is desirous of having the state convey its interest in the property back to the county for the consideration of \$10.00; and

WHEREAS:

- (1) The State of Georgia is the owner of a certain parcel of real property located in Hancock County, Georgia;
- (2) Said real property is an approximately 3.14 acre portion of that approximately 160 acre tract or parcel of land lying and being in the 113th G.M.D. of Hancock County as more particularly described by a plat dated November 5, 1987, prepared by Precision Planning, Inc., recorded in the office of the clerk of the Superior Court of Hancock County, and on file in the offices of the State Properties Commission as real property record number 7518, and may be more particularly described on a plat of survey prepared by a Georgia registered land surveyor and presented to the State Properties Commission for approval;
- (3) Said property is currently under the custody of the Department Corrections;
- (4) The Department of Corrections no longer has a use for the site and has declared the property surplus;
- (5) It has been determined that it is in the best interest of the state to sell the above-described property for a consideration of not less than fair market value as determined by the State Properties Commission to be in the best interest of the State of Georgia; and

WHEREAS:

- (1) The State of Georgia is the owner of a certain parcel of real property located in McDuffie County, Georgia;
- (2) Said real property totaling approximately 2.00 acres is a portion of that tract or parcel of land lying and being in the 134th G.M.D. McDuffie County as more particularly described by a plat dated March 10, 2008, prepared by Wright Angle Land Surveyors recorded in the office of the clerk of the Superior Court of McDuffie County in Deed Book 197, Pages 246 - 249 and on file in the offices of the State Properties Commission as real property record number 8709;
- (3) Said property is under the custody of the Technical College System of Georgia and is located on the McDuffie County campus of Augusta Technical College;
- (4) The Technical College System of Georgia desires to exchange the above-described property for approximately 2.00 acres of land owned by the McDuffie County Board of Commissioners at the Thomson-McDuffie County Airport as described on a plat of survey titled Plat for Thomson-McDuffie County Airport, 2.00 Acres, 134th GMD, McDuffie County, Georgia, by Wright Angle Land Surveyors dated March 10, 2008, for

use as the site of Project No. DTAE 147, aircraft technology building for Augusta Technical College;

(5) The above-described property was conveyed to the state in July of 1995 by Augusta Technical Institute Foundation, Inc., for the consideration of \$10.00; and

WHEREAS:

(1) The State of Georgia is the owner of a certain parcel of real property located in Telfair County, Georgia;

(2) Said real property is all that tract located in Land Lot 46, 9th District, City of Milan, Telfair County, Georgia, and is more particularly described as follows:

On that drawing titled Georgia Department of Corrections Engineering Services and Technical Support, Telfair County – Milan State Prison Properties dated December 30, 2008, depicting the RPR 7873, on file in the offices of the State Properties Commission; and being on file in the offices of the State Properties Commission, and may be more particularly described on a plat of survey prepared by a Georgia Registered Land Surveyor and presented to the State Properties Commission for approval;

(3) The City of Milan conveyed three Parcels (A, B, and C) totaling approximately 5.078 acres to the State on October 3, 1989, for mutual public consideration;

(4) Milan State Prison has now outlived its intended use;

(5) RPR Parcels 7873 A, B, and C have been declared surplus by and are under the custody of the Department of Corrections, which has requested that the three parcels be conveyed back to the City of Milan;

(6) The City of Milan has requested the conveyance for \$10.00 of RPR Parcels 7873 A, B, and C; and

WHEREAS:

(1) The State of Georgia is the owner of a certain real property located in Early County, Georgia;

(2) Said real property includes all that tract of land conveyed in fee simple for \$10.00 to the State of Georgia on July 12, 1996, by the Development Authority of Early County, lying and being in Land Lot 125, District 28, located at 40 Harold Ragan Drive on the U.S. Highway 27 Bypass in Blakely, Early County, containing a total of approximately 26.00 acres housing the Early County Satellite Center of the Albany Technical Institute, as shown on a plat of survey prepared by Grady Hodge Holman, Land Surveyor 2033,

dated June 28, 1995, and last revised on July 24, 1995, and recorded in Deed Book 207 pages 516-517, and Plat Book 200 page 178 of Early County, and being on file in the offices of the State Properties Commission as RPR # 08984 and SPC 840.03, and may be more particularly described on a plat of survey prepared by a Georgia Registered Land Surveyor and presented to the State Properties Commission for approval;

(3) Said real property interests of the state also includes any reversionary interest in a Quit Claim Deed of May 10, 2002, from the state to Early County for 1.84 acres a portion of the 26 acre property conveyed in 1996 from Early County and referenced in paragraph (2) above; such 1.84 acres shall revert to the state at 12:01 A.M. prevailing time on July 1, 2022, said property having been declared surplus by the Department of Technical and Adult Education on May 4, 2000, and the county was desirous of constructing a training site for the child care program at the Early County Satellite Center of Albany Technical Institute as authorized by 2001 Resolution Act No. 29 (HR 88);

(4) Said property is under the custody of the Technical College System of Georgia formerly known as the Department of Technical and Adult Education;

(5) By resolution dated June 1, 2006, to further the education of citizens in the area in technical and transfer degrees, the Technical and Adult Education Board declared the property surplus and authorized Albany Technical College to enter into a Memorandum of Understanding between Bainbridge College of the University System of Georgia effective July 1, 2006, for Bainbridge College to assume the full responsibility and authority for the governance and administration of the Early County Campus facility, its faculty, staff, and instructional programs, and if funds were available annually, the Department of Technical and Adult Education will allocate \$1,012,348 to the Early County Campus for personnel, operation, and maintenance from the Albany Technical College budget; and funds held by the Albany Technical College Foundation for the Early County site were transferred to the Bainbridge College Foundation; and student government funds held by Albany Technical College for the Early County Campus were transferred to Bainbridge College; and effective July 1, 2007, the Georgia Department of Technical and Adult Education recommended transfer of title of the Early County Campus property as described in paragraph (2) above to the Board of Regents of the University System of Georgia;

(6) On June 6-7, 2006, the Georgia Board of Regents agreed to accept title to the property described in paragraph (2) above, and the governance and administration of the Early County Campus through its Bainbridge College, the conversion of which occurred on November 1, 2006;

(7) The Georgia Board of Regents is desirous of acquiring the above-described property;
and

WHEREAS:

- (1) The State of Georgia is the owner of a certain parcel of real property totaling approximately 0.057 of an acre located in Rabun County, Georgia;
- (2) Said parcel of such real property is all that parcel described as "the lease area" of 50 x 50 feet of land lying and being in Land Lot No. 65 of the 2nd Land District of Rabun County and is a part of Black Rock Mountain State Park in the custody of the Georgia Department of Natural Resources, containing a total of approximately 0.057 of an acre of that certain lease being on file in the Offices of the State Properties Commission as RPR # 08536

A tract of land being 50 x 50 feet, in Rabun County, Georgia, in Land Lot No. 65, District No. 2. Beginning at an iron pin 125 feet south 65 degrees 00 minutes east of an iron pin on the northeast corner of a 25 foot square plot of land presently leased to Currahee Paging, Inc.; thence south 65 degrees 00 minutes east 50 feet to an iron pin; thence north 25 degrees 00 minutes east 50 feet to an iron pin; thence north 65 degrees 00 minutes west 50 feet to an iron pin; thence south 25 degrees 00 minutes west to an iron pin to the beginning point. Said plot containing 0.057 of one acre, and being part of the State of Georgia Department of Natural Resources Black Rock Mountain State Park.

and may be more particularly described on a plat of survey prepared by a Georgia Registered Land Surveyor and presented to the State Properties Commission for approval;

- (3) The lease area is the site of a cable television tower that has been leased to Northland Cable Properties, Inc., or its predecessors Northland Premier Cable Limited Partnership or Mountain View Enterprises, Inc., since May 23, 1969, pursuant to Resolution Act 96, SR No. 102, approved April 28, 1969 (Ga. L. 1969, p. 1116), and recently authorized in 1994 Res. Act No. 96 (HR 859) for ten years, and leased effective September 9, 1994, with a five-year renewal commencing September 9, 2004, and expiring September 8, 2009, at an annual rate of \$650.00 per year;

- (4) Northland Cable Properties, Inc. "Sublessee" is desirous of subleasing the above-described property to receive over the air/satellite broadcast signals and transmit a microwave signal to customers in the local area from the site for a period of up to ten

years, with a renewable term if needed, at fair market value and with the ability for either Lessor or Sublessee to cancel with 90 days notice to the other party;

(5) Southern Communications Services, Inc., doing business as SouthernLINC Wireless "Lessee" is desirous of leasing the above-described property for a period of ten years at fair market value and will construct a new tower for wireless communications services for Georgia Power Company and other government services, and will dismantle the current tower of sublessee Northland and move sublessee's equipment to the new tower; and

WHEREAS:

(1) The State of Georgia is the owner of a certain parcel of real property totaling approximately 0.015 (36.25' x 18') of an acre located in Rabun County, Georgia;

(2) Said real property is all that tract or parcel of land containing 0.015 of one acre lying and being in land lot 66 of the 2nd district of Rabun County, Georgia, and is more particularly described highlighted in orange as a portion of the property on a revised plat of survey dated April 29, 1995, prepared by William F. Rolader, Georgia Registered Land Surveyor #2042 and being on file in the offices of the State Properties Commission, and may be more particularly described on a plat of survey prepared by a Georgia Registered Land Surveyor and presented to the State Properties Commission for approval;

(3) Said property is in the custody of the Department of Natural Resources and is a part of Black Rock Mountain State Park;

(4) The above-described property is a portion of a 0.019 of one acre area that has been leased by the State of Georgia to Currahee Paging, Inc., since November 15, 1995, for a consideration of \$650.00 annually;

(5) Currahee Paging, Inc. is desirous of leasing the above-described property for a term of ten years;

(6) The Department of Natural Resources has no objection to the leasing of the above-described property;

(7) 2005 Legislation Resolution Act 344 (HR 166) ARTICLE XVI Section 90 authorized the State Properties Commission to enter into a lease of 0.0189 of an acre with Currahee Paging, Inc. for a consideration of \$650 per year;

(8) Currahee Paging, Inc. is desirous of leasing a 0.015 of an acre property for a period of ten years at fair market value for telecommunications purposes, which would rescind the 2005 authorization; and

WHEREAS:

- (1) The State of Georgia is the owner of certain real property located at Dixon Memorial State Forest in Ware County, Georgia;
- (2) Oglethorpe Power Corporation requested in a letter dated February 11, 2009, to plant and maintain hardwood trees in various parcels of such state property totaling approximately 500 noncontiguous acres that were devastated by fires and would not otherwise be replanted by the Georgia Forestry Commission. Oglethorpe Power Corporation desires ingress and egress in, on, over, under, upon, across, or through a portion of said property for that purpose, and Oglethorpe Power Corporation will evenly split the value of any carbon sequestration credits with the Georgia Forestry Commission 25 years after the commencement of a carbon sequestration credits regulation program;
- (3) The Georgia Forestry Commission on February 8, 2009, approved entering into an agreement with Oglethorpe Power Corporation for the institution of a carbon sequestration project for an initial term of ten years, renewable for additional ten-year terms and, as part of such project, also approved the granting of both a revocable license and a 75 year conservation easement to Oglethorpe Power Corporation, such instruments to allow Oglethorpe Power Corporation ingress and egress in, on, over, under, upon, across, or through adjacent land of the State of Georgia for the purposes of planting and maintenance of hardwood trees;
- (4) The State Properties Commission approved Georgia Forestry Commission's request for such a revocable license on February 27, 2009; and

WHEREAS:

- (1) The State of Georgia is the owner of certain parcels of real property located in Baldwin County, Georgia;
- (2) Within said real property is a parcel of land lying and being in land lots No. 244 of the fifth land district GMD 1714 of Baldwin County, Georgia containing a total of approximately 71.31 of acres as shown on a plat of survey dated December 3, 2008, and prepared by Steven A. Coleman Georgia Registered Land Surveyor and being on file in the offices of the state properties;
- (3) A portion of the above-described property was transferred from the Department of Human Resources by executive order on February 5, 2009, and as a result entire parcel is in the custody of the Department of Corrections;
- (4) The Georgia Department of Corrections has issued a Request for Proposals ("RFP") for the construction and operation of a private prison, and the RFP allows the selected

vendor to request a long-term ground lease of a one-year lease with allowance for 24 one-year renewals from the State of Georgia for the referenced property;

(5) Upon award of the above-mentioned procurement, and upon request from the winning vendor, the Department of Corrections proposes to honor that request by asking the State of Georgia to enter into a long-term ground lease as described above with said winning vendor.

NOW, THEREFORE, BE IT RESOLVED AND ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

ARTICLE I

SECTION 1.

That the State of Georgia is the owner of the above-described real property in Baldwin and Wilkinson Counties and that in all matters relating to the conveyance of the real property the State of Georgia is acting by and through its State Properties Commission.

SECTION 2.

That the above-described property, excluding any timber rights which are to be retained by the Georgia Forestry Commission, and including any improvements may be conveyed by appropriate instrument by the State of Georgia, acting by and through its State Properties Commission, to Fall Line Regional Development Authority for the fair market value as determined by the State Properties Commission to be in the best interest of the State of Georgia, and such further consideration and provisions as the State Properties Commission shall in its discretion determine to be in the best interest of the State of Georgia.

SECTION 3.

That the authorization in this resolution to convey the above-described property shall expire five years after the date that this resolution becomes effective.

SECTION 4.

That the State Properties Commission is authorized and empowered to do all acts and things necessary and proper to effect such conveyance.

SECTION 5.

That the deed of conveyance shall be recorded by the Grantee in the Superior Courts of Baldwin and Wilkinson Counties and a recorded copy shall be forwarded to the State Properties Commission.

SECTION 6.

That custody of the above-described property shall remain in the Georgia Forestry Commission until the property is conveyed.

ARTICLE II**SECTION 7.**

That the State of Georgia is the owner of the above-described reversionary interest in Baldwin County and that in all matters relating to the conveyance of the real property interest the State of Georgia is acting by and through its State Properties Commission.

SECTION 8.

That the above-described property interest may be conveyed by appropriate instrument by the State of Georgia, acting by and through its State Properties Commission, to Baldwin County Hospital Authority d/b/a Oconee Regional Medical Center for a consideration of \$10.00; and such further consideration and provisions as the State Properties Commission shall in its discretion determine to be in the best interest of the State of Georgia.

SECTION 9.

That the authorization in this resolution to convey the above-described property interest shall expire three years after the date that this resolution becomes effective.

SECTION 10.

That the State Properties Commission is authorized and empowered to do all acts and things necessary and proper to effect such conveyance.

SECTION 11.

That the deed of conveyance shall be recorded by the Grantee in the Superior Court of Baldwin County and a recorded copy shall be forwarded to the State Properties Commission.

SECTION 12.

That custody of the above-described property interest shall remain in the Department of Human Resources until the property is conveyed.

ARTICLE III**SECTION 13.**

That the State of Georgia is the owner of the above-described real property in Bibb County and that in all matters relating to the conveyance of the real property the State of Georgia is acting by and through its State Properties Commission.

SECTION 14.

That the above-described property including any improvements may be conveyed by appropriate instrument by the State of Georgia, acting by and through its State Properties Commission, to Bibb County for a consideration of \$10.00 so long as the property is used for public purpose, and such further consideration and provisions as the State Properties Commission shall in its discretion determine to be in the best interest of the State of Georgia.

SECTION 15.

That the authorization in this resolution to convey the above-described property shall expire three years after the date that this resolution becomes effective.

SECTION 16.

That the State Properties Commission is authorized and empowered to do all acts and things necessary and proper to affect such conveyance.

SECTION 17.

That the deed of conveyance shall be recorded by the Grantee in the Superior Court of Bibb County and a recorded copy shall be forwarded to the State Properties Commission.

SECTION 18.

That custody of the above-described property shall remain in the Georgia Bureau of Investigation until the property is conveyed.

ARTICLE IV**SECTION 19.**

That the State of Georgia is the owner of the above-described real property in Bibb County and that in all matters relating to the conveyance of the real property the State of Georgia is acting by and through its State Properties Commission.

SECTION 20.

That all of the above state's interest in the above-described approximately 1.8 acre parcel of property together with any remaining improvements thereon may be conveyed to the Bibb County Board of Commissioners for a consideration of \$10.00.

SECTION 21.

That the authorization in this resolution to convey the above-described real property shall expire three years after the date that this resolution becomes effective.

SECTION 22.

That the State Properties Commission is authorized and empowered to do all acts and things necessary and proper to effect such conveyance.

SECTION 23.

That the deed of conveyance shall be recorded by the Grantee in the Superior Court of Bibb County and a recorded copy shall be forwarded to the State Properties Commission.

SECTION 24.

That custody of the above-described property shall remain in the Georgia Forestry Commission until the property is conveyed.

ARTICLE V**SECTION 25.**

That the State of Georgia is the owner of the above-described easement in Camden County and that in all matters relating to the conveyance of the 2001 easement area the State of Georgia is acting by and through its State Properties Commission.

SECTION 26.

That the above-described easement area may be conveyed by appropriate instrument by the State of Georgia, acting by and through its State Properties Commission to Camden County for a consideration of \$10.00, and such further consideration and provisions as the State Properties Commission shall in its discretion determine to be in the best interest of the State of Georgia.

SECTION 27.

That the authorization in this resolution to convey the above-described property interest shall expire three years after the date that this resolution becomes effective.

SECTION 28.

That the State Properties Commission is authorized and empowered to do all acts and things necessary and proper to effect such conveyance and to effect an equivalent replacement easement area. If an easement is relocated for any reason, the State Properties Commission is authorized to convey by quitclaim deed the state's interest in the former easement area.

SECTION 29.

That the deed of conveyance of the state's interest in the original easement area shall be recorded by the Grantee in the Superior Court of Camden County and a recorded copy shall be forwarded to the State Properties Commission.

SECTION 30.

That custody of the above-described property shall remain in the Department of Natural Resources until the property is conveyed.

ARTICLE VI**SECTION 31.**

That the State of Georgia is the owner of the above-described real property in Cherokee County and that in all matters relating to the conveyance of the 2.35 acres of real property the State of Georgia is acting by and through its State Properties Commission.

SECTION 32.

That the State of Georgia, acting by and through the State Properties Commission, is authorized to convey the above-described real property to the City of Canton for a consideration of \$10.00, and the City of Canton agrees to convey by quitclaim deed to the state any interest the city may have in an approximately 20 foot wide driveway totaling approximately 0.23 acres property, and the city shall repair and repave a portion of said property totaling approximately 1.73 acres to conform with the Georgia Department of Transportation specification H20 loading and typical repaving as required by the Department of Defense, and such further consideration and provisions as the State Properties Commission shall in its discretion determine to be in the best interest of the State of Georgia.

SECTION 33.

That the authorization in this resolution to convey the above-described property shall expire three years after the date that this resolution becomes effective.

SECTION 34.

That the State Properties Commission is authorized and empowered to do all acts and things necessary and proper to effect such conveyance.

SECTION 35.

That the deed of conveyance shall be recorded by the Grantee in the Superior Court of Cherokee County and a recorded copy shall be forwarded to the State Properties Commission.

SECTION 36.

That custody of the above-described property shall remain in the Department of Defense until the property is conveyed.

ARTICLE VII**SECTION 37.**

That the State of Georgia is the owner of the above-described Clarke County real property and that in all matters relating to the conveyance of the real property the State of Georgia is acting by and through its State Properties Commission.

SECTION 38.

That the above-described approximately 1.964 acres of real property (Parcels 1, 2, 5A, and 5B; "the sale property") may be sold by competitive bid for a consideration of not less than the fair market value, as determined to be in the best interest of the State of Georgia by the State Properties Commission, and such further consideration and provisions as the State Properties Commission shall in its discretion determine to be in the best interest of the State of Georgia including that the winning bidder or its successors and assigns shall maintain the current driveway on Parcels 5A and 5B in good condition with smooth pavement, free of holes and hazards.

SECTION 39.

That the above-described approximately 0.029 of an acre of real property (Parcel 3) may be sold for a consideration of \$10.00 to the Unified Government of Athens-Clarke County, and such further consideration and provisions as the State Properties Commission shall in its discretion determine to be in the best interest of the State of Georgia.

SECTION 40.

That the authorization in this resolution to sell the above-described property shall expire three years after the date that this resolution becomes effective.

SECTION 41.

That the State Properties Commission is authorized and empowered to do all acts and things necessary and proper to affect such conveyance.

SECTION 42.

That the deeds of conveyance shall be recorded by the Grantee in the Superior Court of Clarke County and a recorded copy shall be forwarded to the State Properties Commission.

SECTION 43.

That custody of the above-described property shall remain in the Department of Agriculture and in the Department of Corrections, respectively, until the property is conveyed.

SECTION 44.

That the State of Georgia is the owner of the above-described real property in Clarke County, and the property is in the custody of the Department of Agriculture, hereinafter referred to

as the "easement area of approximately 0.149 of an acre (Parcel 2)" and that, in all matters relating to this easement area, the State of Georgia is acting by and through its State Properties Commission.

SECTION 45.

That prior to the conveyance of the sale property by competitive bid, the State of Georgia acting by and through its State Properties Commission may grant to The Unified Government of Athens-Clarke County, Georgia, or its successors and assigns, a nonexclusive easement for the operation and maintenance of ingress and egress in, on, over, under, upon, across, or through the easement area (Parcel 2) for the purpose of ingress and egress together with the right of ingress and egress over adjacent land of the State of Georgia as may be reasonably necessary to accomplish the aforesaid purposes.

SECTION 46.

That the above-described premises (Parcel 2) shall be used solely for the purpose of ingress and egress.

SECTION 47.

That The Unified Government of Athens-Clarke County, Georgia, shall have the right to remove or cause to be removed from said easement area only such trees and bushes as may be reasonably necessary for the proper operation and maintenance of said ingress and egress.

SECTION 48.

That, after The Unified Government of Athens-Clarke County, Georgia, has put into use the ingress and egress for which this easement is granted, a subsequent abandonment of the use thereof shall cause a reversion to the State of Georgia, or its successors and assigns, of all the rights, title, privileges, powers, and easement granted herein. Upon abandonment, The Unified Government of Athens-Clarke County, Georgia, or its successors and assigns, shall have the option of removing its facilities from the easement area or leaving the same in place, in which event the ingress and egress shall become the property of the State of Georgia, or its successors and assigns.

SECTION 49.

That no title shall be conveyed to The Unified Government of Athens-Clarke County, Georgia, and, except as herein specifically granted to The Unified Government of

Athens-Clarke County, Georgia, all rights, title, and interest in and to said easement area is reserved in the State of Georgia, which may make any use of said easement area not inconsistent with or detrimental to the rights, privileges, and interest granted to The Unified Government of Athens-Clarke County, Georgia.

SECTION 50.

That if the State of Georgia, acting by and through its State Properties Commission, determines that any or all of the facilities placed on the easement area should be removed or relocated to an alternate site on state owned land in order to avoid interference with the state's use or intended use of the easement area, it may grant a substantially equivalent nonexclusive easement to allow placement of the removed or relocated facilities across the alternate site, under such terms and conditions as the State Properties Commission shall in its discretion determine to be in the best interests of the State of Georgia, and The Unified Government of Athens-Clarke County, Georgia, shall remove or relocate its facilities to the alternate easement area at its sole cost and expense, unless the State Properties Commission determines that the requested removal or relocation is to be for the sole benefit of the State of Georgia and approves payment by the State of Georgia of all or a portion of such actual cost and expense, not to exceed by 20 percent the amount of a written estimate provided by The Unified Government of Athens-Clarke County, Georgia. Upon written request, the State Properties Commission, in its sole discretion, may permit the relocation of the facilities to an alternate site on state owned land so long as the removal and relocation is paid by the party or parties requesting such removal and at no cost and expense to the State of Georgia. If an easement is relocated for any reason, the State Properties Commission is authorized to convey by quitclaim deed the state's interest in the former easement area.

SECTION 51.

That this resolution does not affect and is not intended to affect any rights, powers, interest, or liability of the Department of Transportation with respect to the state highway system or of a county with respect to the county road system or of a municipality with respect to the city street system. The grantee shall obtain any and all other required permits from the appropriate governmental agencies as are necessary for its lawful use of the easement area or public highway right of way and comply with all applicable state and federal environmental statutes in its use of the easement area.

SECTION 52.

That the easement granted to The Unified Government of Athens-Clarke County, Georgia, shall contain such other reasonable terms, conditions, and covenants as the State Properties Commission shall deem in the best interest of the State of Georgia and that the State Properties Commission is authorized to use a more accurate description of the easement area, so long as the description utilized by the State Properties Commission describes the same easement area herein granted.

SECTION 53.

That the consideration for such easement shall be for \$10.00 and such further consideration and provisions as the State Properties Commission may determine to be in the best interest of the State of Georgia.

SECTION 54.

That this grant of easement shall be recorded by the Grantee in the Superior Court of Clarke County and a recorded copy shall be forwarded to the State Properties Commission.

SECTION 55.

That the authorization in this resolution to grant the above-described easement to The Unified Government of Athens-Clarke County, Georgia, shall expire three years after the date that this resolution becomes effective.

SECTION 56.

That the State Properties Commission is authorized and empowered to do all acts and things necessary and proper to effect the grant of the easement area.

SECTION 57.

That the State of Georgia is the owner of the described real property in Clarke County, and the property is in the custody of the Departments of Agriculture and of Corrections, hereinafter referred to as the "easement area of approximately 0.33 of an acre (25' wide along the western boundary of Parcels 5A and 5B)" and that, in all matters relating to this easement area, the State of Georgia is acting by and through its State Properties Commission.

SECTION 58.

That prior to the conveyance of the sale property by competitive bid the State of Georgia, acting by and through its State Properties Commission, may grant to Smith & Martin Investments, Inc., or its successors and assigns, and its guests a nonexclusive easement for the operation and maintenance of ingress and egress in, on, over, under, upon, across, or through the easement area for the purpose of Smith & Martin Investments, Inc., and its guests ingress and egress together with the right of ingress and egress over adjacent land of the State of Georgia as may be reasonably necessary to accomplish the aforesaid purposes.

SECTION 59.

That the above-described premises shall be used solely for the purpose of ingress and egress for Smith & Martin Investments, Inc., its successors and assigns, and guests.

SECTION 60.

That Smith & Martin Investments, Inc., shall have the right to remove or cause to be removed from said easement area only such trees and bushes as may be reasonably necessary for the proper operation and maintenance of said ingress and egress.

SECTION 61.

That, after Smith & Martin Investments, Inc., has put into use the ingress and egress for which this easement is granted, a subsequent abandonment of the use thereof shall cause a reversion to the State of Georgia, or its successors and assigns, of all the rights, title, privileges, powers, and easement granted herein. Upon abandonment, Smith & Martin Investments, Inc., or its successors and assigns, shall have the option of removing its facilities from the easement area or leaving the same in place, in which event the ingress and egress shall become the property of the State of Georgia, or its successors and assigns.

SECTION 62.

That no title shall be conveyed to Smith & Martin Investments, Inc., and, except as herein specifically granted to Smith Martin, Inc., all rights, title, and interest in and to said easement area is reserved in the State of Georgia, which may make any use of said easement area not inconsistent with or detrimental to the rights, privileges, and interest granted to Smith & Martin Investments, Inc.

SECTION 63.

That if the State of Georgia, acting by and through its State Properties Commission, determines that any or all of the facilities placed on the easement area should be removed or relocated to an alternate site on state owned land in order to avoid interference with the state's use or intended use of the easement area, it may grant a substantially equivalent nonexclusive easement to allow placement of the removed or relocated facilities across the alternate site, under such terms and conditions as the State Properties Commission shall in its discretion determine to be in the best interests of the State of Georgia, and Smith & Martin Investments, Inc., shall remove or relocate its facilities to the alternate easement area at its sole cost and expense, unless the State Properties Commission determines that the requested removal or relocation is to be for the sole benefit of the State of Georgia and approves payment by the State of Georgia of all or a portion of such actual cost and expense, not to exceed by 20 percent the amount of a written estimate provided by Smith & Martin Investments, Inc. Upon written request, the State Properties Commission, in its sole discretion, may permit the relocation of the facilities to an alternate site on state owned land so long as the removal and relocation is paid by the party or parties requesting such removal and at no cost and expense to the State of Georgia. If an easement is relocated for any reason, the State Properties Commission is authorized to convey by quitclaim deed the state's interest in the former easement area.

SECTION 64.

That this resolution does not affect and is not intended to affect any rights, powers, interest, or liability of the Department of Transportation with respect to the state highway system or of a county with respect to the county road system or of a municipality with respect to the city street system. The grantee shall obtain any and all other required permits from the appropriate governmental agencies as are necessary for its lawful use of the easement area or public highway right of way and comply with all applicable state and federal environmental statutes in its use of the easement area.

SECTION 65.

That the easement granted to Smith & Martin Investments, Inc., shall contain such other reasonable terms, conditions, and covenants as the State Properties Commission shall deem in the best interest of the State of Georgia and that the State Properties Commission is authorized to use a more accurate description of the easement area, so long as the description utilized by the State Properties Commission describes the same easement area herein granted.

SECTION 66.

That the consideration for such easement shall be no less than the fair market value as determined by the State Properties Commission to be in the best interest of the state, and such further consideration and provisions as the State Properties Commission may determine to be in the best interest of the State of Georgia.

SECTION 67.

That this grant of easement shall be recorded by Smith & Martin Investments, Inc., in the Superior Court of Clarke County and a recorded copy shall be forwarded to the State Properties Commission.

SECTION 68.

That the authorization in this resolution to grant the above-described easement to Smith & Martin Investments, Inc., shall expire three years after the date that this resolution becomes effective.

SECTION 69.

That the State Properties Commission is authorized and empowered to do all acts and things necessary and proper to effect the grant of the easement area.

ARTICLE VIII**SECTION 70.**

That the State of Georgia is the owner of the above-described real property in Emanuel County and that in all matters relating to the conveyance of the real property the State of Georgia is acting by and through its State Properties Commission.

SECTION 71.

That the above-described parcels of real property may be conveyed by appropriate instrument to the City of Swainsboro for a consideration of \$10.00, so long as the property is used for a public purpose and such further consideration and provisions as the State Properties Commission shall in its discretion determine to be in the best interest of the State of Georgia.

SECTION 72.

That the authorization in this resolution to convey the above-described real property shall expire three years after the date that this resolution becomes effective.

SECTION 73.

That the State Properties Commission is authorized and empowered to do all acts and things necessary and proper to effect such conveyance.

SECTION 74.

That the deed of conveyance shall be recorded by the Grantee in the Superior Court of Emanuel County and a recorded copy shall be forwarded to the State Properties Commission.

SECTION 75.

That custody of the above-described property shall remain in the Department of Administrative Services until the property is conveyed.

ARTICLE IX**SECTION 76.**

That the State of Georgia is the owner of the above-described real property in Gordon County, and that in all matters relating to the leasing of initially approximately 20.1 acres of real property and, after the state issues an approximately 5.5 acre easement to GDOT to improve the safety of State Route 225, in all matters relating to the leasing of ultimately approximately 14.6 acres of real property the State of Georgia is acting by and through its State Properties Commission.

SECTION 77.

That the State of Georgia, acting by and through the State Properties Commission, is authorized to lease the above-described real property to the Calhoun Elks Home, Inc., for a period of ten years for a consideration of fair market value as determined by the State Properties Commission to be \$3,800.00 per year; and such further terms and conditions as determined by the State Properties Commission to be in the best interest of the State of Georgia.

SECTION 78.

That the State Properties Commission is authorized and empowered to do all acts and things necessary and proper to effect such lease.

SECTION 79.

That the lease shall be recorded by the lessee in the Superior Court of Gordon County and a recorded copy shall be forwarded to the State Properties Commission.

SECTION 80.

That the authorization to lease the above-described property to the Calhoun Elks Home, Inc., shall expire three years after the date that this resolution is enacted into law and approved by the State Properties Commission.

SECTION 81.

That the State of Georgia, acting by and through its State Properties Commission, may grant to the Georgia Department of Transportation, or its successors and assigns, a nonexclusive easement area on State of Georgia property totaling approximately 9 acres for improved safety and operation and maintenance of a highway. Said easement area is located in Calhoun, Gordon County, Georgia, and may be more particularly described by a plat of survey prepared by a Georgia Registered Land Surveyor and presented to the State Properties Commission for approval.

SECTION 82.

That the above-described premises shall be used solely for the purpose of installing, maintaining, and operating said highway.

SECTION 83.

That the Georgia Department of Transportation shall have the right to remove or cause to be removed from said easement area only such trees and bushes as may be reasonably necessary for the proper installation, maintenance, and operation of said highway.

SECTION 84.

That, after the Georgia Department of Transportation has put into use the highway this easement is granted for, a subsequent abandonment of the use thereof shall cause a reversion to the State of Georgia, or its successors and assigns, of all the rights, title, privileges,

powers, and easement granted herein. Upon abandonment, the Georgia Department of Transportation, or its successors and assigns, shall have the option of removing its facilities from the easement area or leaving the same in place, in which event the facilities shall become the property of the State of Georgia, or its successors and assigns.

SECTION 85.

That no title shall be conveyed to the Georgia Department of Transportation and, except as herein specifically granted to the Georgia Department of Transportation, all rights, title, and interest in and to said easement area is reserved in the State of Georgia, which may make any use of said easement area not inconsistent with or detrimental to the rights, privileges, and interest granted to the Georgia Department of Transportation.

SECTION 86.

That if the State of Georgia, acting by and through its State Properties Commission, determines that any or all of the facilities placed on the easement area should be removed or relocated to an alternate site on state owned land in order to avoid interference with the state's use or intended use of the easement area, it may grant a substantially equivalent nonexclusive easement to allow placement of the removed or relocated facilities across the alternate site, under such terms and conditions as the State Properties Commission shall in its discretion determine to be in the best interests of the State of Georgia, and the Georgia Department of Transportation shall remove or relocate its facilities to the alternate easement area at its sole cost and expense, unless the State Properties Commission determines that the requested removal or relocation is to be for the sole benefit of the State of Georgia and approves payment by the State of Georgia of all or a portion of such actual cost and expense, not to exceed by 20 percent the amount of a written estimate provided by the Georgia Department of Transportation. Upon written request, the State Properties Commission, in its sole discretion, may permit the relocation of the facilities to an alternate site on state owned land so long as the removal and relocation is paid by the party or parties requesting such removal and at no cost and expense to the State of Georgia. If an easement is relocated for any reason, the State Properties Commission is authorized to convey by quitclaim deed the state's interest in the former easement area.

SECTION 87.

That the easement granted to the Georgia Department of Transportation shall contain such other reasonable terms, conditions, and covenants as the State Properties Commission shall deem in the best interest of the State of Georgia and that the State Properties Commission is authorized to use a more accurate description of the easement area, so long as the description utilized by the State Properties Commission describes the same easement area herein granted.

SECTION 88.

That the consideration for such easement shall be \$10.00 and such further consideration and provisions as the State Properties Commission may determine to be in the best interest of the State of Georgia.

SECTION 89.

That this grant of easement shall be recorded by the Grantee in the Superior Court of Gordon County and a recorded copy shall be forwarded to the State Properties Commission.

SECTION 90.

That the authorization in this resolution to grant the above-described easement to the Georgia Department of Transportation shall expire five years after the date that this resolution becomes effective.

SECTION 91.

That the State Properties Commission is authorized and empowered to do all acts and things necessary and proper to effect the grant of the easement area.

ARTICLE X**SECTION 92.**

That the State of Georgia is the owner of the above-described real property in Gwinnett County and that in all matters relating to the conveyance of the real property the State of Georgia is acting by and through its State Properties Commission.

SECTION 93.

That all or a portion of the above-described approximately 6.42 acre parcel of property may be conveyed by appropriate instrument to Gwinnett County for a consideration of \$10.00, so long as the property is used and such further consideration and provisions as the State Properties Commission shall in its discretion determine to be in the best interest of the State of Georgia.

SECTION 94.

That the authorization in this resolution to sell the above-described real property shall expire three years after the date that this resolution becomes effective.

SECTION 95.

That the State Properties Commission is authorized and empowered to do all acts and things necessary and proper to effect such sale.

SECTION 96.

That the deed of conveyance shall be recorded by the Grantee in the Superior Court of Gwinnett County and a recorded copy shall be forwarded to the State Properties Commission.

SECTION 97.

That custody of the above-described property shall remain in the Department of Driver Services until the property is conveyed.

ARTICLE XI**SECTION 98.**

That the State of Georgia is the owner of the above-described real property in Hancock County and that in all matters relating to the conveyance of the real property the State of Georgia is acting by and through its State Properties Commission.

SECTION 99.

That all or a portion of the above-described property may be conveyed by competitive bid for the fair market value as determined by the State Properties Commission to be in the best interest of the State of Georgia and such further consideration and provisions as the State

Properties Commission shall in its discretion determine to be in the best interest of the State of Georgia.

SECTION 100.

That the authorization in this resolution to sell the above-described real property shall expire three years after the date that this resolution becomes effective.

SECTION 101.

That the State Properties Commission is authorized and empowered to do all acts and things necessary and proper to effect such sale.

SECTION 102.

That the deed of conveyance shall be recorded by the Grantee in the Superior Court of Hancock County and a recorded copy shall be forwarded to the State Properties Commission.

SECTION 103.

That custody of the above-described property shall remain in the Department of Corrections until the property is conveyed.

ARTICLE XII

SECTION 104.

That the State of Georgia is the owner of the above-described real property in McDuffie County and that in all matters relating to the conveyance of the real property the State of Georgia is acting by and through its State Properties Commission.

SECTION 105.

That all or a portion of the above-described approximately 2.00 acre parcel of property may be conveyed by appropriate instrument to the McDuffie County Board of Commissioners in exchange for approximately 2.00 acres of land owned by the McDuffie County Board of Commissioners located on the Thomson-McDuffie County Airport for use as a site of Project No. DTAE 147, aircraft technology building for Augusta Technical College and such further consideration and provisions as the State Properties Commission shall in its discretion determine to be in the best interest of the State of Georgia.

SECTION 106.

That the authorization in this resolution to exchange the above-described real property shall expire three years after the date that this resolution becomes effective.

SECTION 107.

That the State Properties Commission is authorized and empowered to do all acts and things necessary and proper to effect such exchange.

SECTION 108.

That the deed of conveyance shall be recorded by the Grantee in the Superior Court of McDuffie County and a recorded copy shall be forwarded to the State Properties Commission.

SECTION 109.

That custody of the above-described property shall remain in the Technical College System of Georgia until the property is conveyed.

ARTICLE XIII**SECTION 110.**

That the State of Georgia is the owner of the above-described Telfair County real property and that in all matters relating to the conveyance of the real property the State of Georgia is acting by and through its State Properties Commission.

SECTION 111.

That the above-described approximately 5.078 acres of real property may be conveyed to the City of Milan for a consideration of \$10.00, and such further consideration and provisions as the State Properties Commission shall in its discretion determine to be in the best interest of the State of Georgia.

SECTION 112.

That the authorization in this resolution to sell the above-described property shall expire three years after the date that this resolution becomes effective.

SECTION 113.

That the State Properties Commission is authorized and empowered to do all acts and things necessary and proper to affect such conveyance.

SECTION 114.

That the deed of conveyance shall be recorded by the Grantee in the Superior Court of Telfair County and a recorded copy shall be forwarded to the State Properties Commission.

SECTION 115.

That custody of the above-described property shall remain in the Department of Corrections until the property is conveyed.

ARTICLE XIV**SECTION 116.**

That the State of Georgia is the owner of the above-described real property in Early County and that in all matters relating to the conveyance of the real property the State of Georgia is acting by and through its State Properties Commission.

SECTION 117.

That the above-described property, including any improvements except the TelTex system of the Early County Campus, may be conveyed by appropriate instrument by the State of Georgia, acting by and through its State Properties Commission, to the Board of Regents of the University System of Georgia for the consideration of \$10.00 and such further consideration and provisions as the State Properties Commission shall in its discretion determine to be in the best interest of the State of Georgia.

SECTION 118.

That the authorization in this resolution to convey the above-described property shall expire five years after the date that this resolution becomes effective.

SECTION 119.

That the State Properties Commission is authorized and empowered to do all acts and things necessary and proper to effect such conveyance.

SECTION 120.

That the deed of conveyance shall be recorded by the Grantee in the Superior Court of Early County and a recorded copy shall be forwarded to the State Properties Commission.

SECTION 121.

That custody of the above-described property shall remain in the Technical College System of Georgia, formerly known as the Georgia Department of Technical and Adult Education, until the property is conveyed.

ARTICLE XV**SECTION 122.**

That the State of Georgia is the owner of the above-described real property in Rabun County and that in all matters relating to the leasing of the approximately 0.057 of an acre of real property the State of Georgia is acting by and through its State Properties Commission.

SECTION 123.

That the State of Georgia, acting by and through the State Properties Commission, is authorized to lease the above-described real property to the SouthernLINC for a period of ten years for a consideration of fair market value per year as determined by the State Properties Commission to be in the best interest of the State of Georgia to construct and maintain wireless communications services for Georgia Power Company and other state government services and a tower for same, and such further terms and conditions as determined by the State Properties Commission to be in the best interest of the State of Georgia.

SECTION 124.

That the State of Georgia, acting by and through the State Properties Commission, is authorized to sublease the above-described real property to Northland Cable Properties, Inc., for a period of ten years, at any time cancelable during the term of the lease by either the Sublessee or the Lessor with 90 days notice from either party to the other, for a consideration of fair market value per year as determined by the State Properties Commission to be in the best interest of the State of Georgia to receive over the air/satellite broadcast signals and transmit a microwave signal from the site, and such further terms and conditions as

determined by the State Properties Commission to be in the best interest of the State of Georgia.

SECTION 125.

That the State Properties Commission is authorized and empowered to do all acts and things necessary and proper to effect such lease and sublease.

SECTION 126.

That the lease and the sublease shall each be recorded by the lessee and sublessee, respectively, in the Superior Court of Rabun County and a recorded copy shall be forwarded to the State Properties Commission.

SECTION 127.

That the authorization to lease and sublease the above-described property to SouthernLINC and to Northland Cable Properties, Inc., respectively, shall expire three years after the date that this resolution becomes effective.

ARTICLE XVI

SECTION 128.

That the State of Georgia is the owner of the above-described real property in Rabun County and that in all matters relating to the leasing of the approximately 0.015 of an acre of real property the State of Georgia is acting by and through its State Properties Commission.

SECTION 129.

That the State of Georgia, acting by and through the State Properties Commission, is authorized to lease the above-described real property to Currahee Paging, Inc., for a period of ten years for a consideration of fair market value as determined by the State Properties Commission to be in the best interest of the State of Georgia, payable in advance for the term of the lease, and such further terms and conditions as determined by the State Properties Commission to be in the best interest of the State of Georgia.

SECTION 130.

That any sublease of the property must be approved by the State Properties Commission, and such further terms and conditions as determined by the State Properties Commission to be in the best interest of the State of Georgia.

SECTION 131.

That the State Properties Commission is authorized and empowered to do all acts and things necessary and proper to effect such lease and any sublease.

SECTION 132.

That the lease and any subleases shall be recorded by the lessee in the Superior Court of Rabun County and a recorded copy shall be forwarded to the State Properties Commission.

SECTION 133.

That the authorization to lease and sublease the above-described property to Currahee Paging, Inc., shall expire three years after the date that this resolution becomes effective.

ARTICLE XVII**SECTION 134.**

That the State of Georgia is the owner of the hereinafter described real property in Ware County, and the property is in the custody of the Georgia Forestry Commission hereinafter referred to as the "easement area" and that, in all matters relating to the easement area, the State of Georgia is acting by and through its State Properties Commission.

SECTION 135.

That the State of Georgia, acting by and through its State Properties Commission, may grant to Oglethorpe Power Corporation, or its successors and assigns, a 75 year term conservation easement for the planting and maintenance of hardwood trees in various parcels totaling approximately 500 noncontiguous acres of Dixon Memorial State Forest that would not otherwise be replanted by the Georgia Forestry Commission together with the right of ingress and egress in, on, over, under, upon, across, or through adjacent land of the State of Georgia as may be reasonably necessary to accomplish the aforesaid purposes for the 75 year term of the conservation easement, provided that Oglethorpe Power Corporation will evenly split

the value of any carbon sequestration credits with the Georgia Forestry Commission for 25 years after the commencement of a carbon sequestration credits regulation program.

SECTION 136.

Said easement area is located in Dixon Memorial State Forest in Ware County, Georgia, and is more particularly described as follows:

That portion and that portion only shown as parcels marked in red to indicate the approximately 219 acre first phase of such tree plantings and in blue to indicate the approximately 276 acre second phase of such tree plantings on a 3 sheet drawing prepared by Environmental Services, Inc., of Savannah, Georgia dated November, 2008, and accompanying GPS coordinates for each parcel and being on file in the offices of the State Properties Commission

and may be more particularly described by a plat of survey prepared by a Georgia Registered Land Surveyor and presented to the State Properties Commission for approval.

SECTION 137.

That the above-described premises may be open to the general public at the discretion of the Georgia Forestry Commission and shall be used solely for the purpose of protecting and maintaining the hardwood trees for potential carbon sequestration credit values of the conservation easement area.

SECTION 138.

That no title shall be conveyed to Oglethorpe Power Corporation, and, except as herein specifically granted to Oglethorpe Power Corporation, all rights, title, and interest in and to said easement area is reserved in the State of Georgia, which may make any use of said easement area not inconsistent with or detrimental to the rights, privileges, and interest granted to Oglethorpe Power Corporation.

SECTION 139.

That this resolution does not affect and is not intended to affect any rights, powers, interest, or liability of the Department of Transportation with respect to the state highway system or of a county with respect to the county road system or of a municipality with respect to the city street system. Grantee shall obtain any and all other required permits from the appropriate governmental agencies as are necessary for its lawful use of the easement area

or public highway right of way and comply with all applicable state and federal environmental statutes in its use of the easement area.

SECTION 140.

That the easement granted to Oglethorpe Power Corporation shall contain such other reasonable terms, conditions, and covenants as the State Properties Commission shall deem in the best interest of the State of Georgia and that the State Properties Commission is authorized to use a more accurate description of the easement area, so long as the description utilized by the State Properties Commission describes the same easement area herein granted.

SECTION 141.

That the consideration for such easement shall be \$10.00 and such further consideration and provisions as the State Properties Commission may determine to be in the best interest of the State of Georgia.

SECTION 142.

That this grant of easement shall be recorded by the Grantee in the Superior Court of Ware County and a recorded copy shall be forwarded to the State Properties Commission.

SECTION 143.

That the authorization in this resolution to grant the above-described easement to Oglethorpe Power Corporation shall expire five years after the date that this resolution becomes effective.

SECTION 144.

That the State Properties Commission is authorized and empowered to do all acts and things necessary and proper to effect the grant of the easement area.

ARTICLE XVIII

SECTION 145.

That the State of Georgia is the owner of the above-described real property located in Baldwin County and that in all matters relating to the leasing of the real property the State of Georgia is acting by and through its State Properties Commission.

SECTION 146.

That the State of Georgia, acting by and through the State Properties Commission, is authorized to lease the above-described real property to the selected vendor for a period of 25 years, with a one-year lease with 24 one-year renewals for a consideration of \$10.00 to construct and maintain a prison, as long as the property is leased for public purpose, and such further terms and conditions as determined by the State Properties Commission to be in the best interest of the State of Georgia.

SECTION 147.

That the State Properties Commission is authorized and empowered to do all acts and things necessary and proper to effect such lease including the execution of all necessary documents.

SECTION 148.

That the lease shall be recorded by the lessee in the Superior Court of Baldwin County and a recorded copy shall be forwarded to the State Properties Commission.

SECTION 149.

That the authorization to lease the above-described property shall expire four years after the date that this resolution becomes effective.

ARTICLE XIX**SECTION 150.**

That this resolution shall become effective as law upon its approval by the Governor or upon its becoming law without such approval.

SECTION 151.

That all laws and parts of laws in conflict with this resolution are repealed.